

Town of Southwest Ranches  
Code Compliance Division  
13400 Griffin Road  
Southwest Ranches, FL 33330  
Phone (954) 434-0008  
Fax (954) 434-1490

**SPECIAL MAGISTRATE AGENDA  
SEPTEMBER 4<sup>TH</sup>, 2024**

1. **CALL SESSION TO ORDER**
2. **NON-COMPLIANCE CASE(S) & IMPOSITION OF PENALTY/LIEN**

2.1	<b>CASE 2023-469</b>	<b>OWNER(S):</b> MORALES, STEVEN JOHN RICARDO, LIVIAN <b>ADDRESS:</b> 5100 SW 164 TER <b>FOLIO:</b> 5040 32 05 0980 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080</b> WORK WITHOUT PERMITS, FILLING OR GRADING WITHOUT APPROVAL OR PERMITS.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 12/27/2023.  NOTICE OF HEARING ISSUED ON 03/28/2024 TO APPEAR ON 05/07/2024 FOR HEARING.  MAY 2024 HEARING RESCHEDULED. NOTICE OF HEARING ISSUED ON 04/22/2024 TO APPEAR ON 06/05/2024 FOR HEARING.  FOUND IN VIOLATION: GIVEN UNTIL 07/01/2024 TO COMPLY OR TO APPEAR AT THE 07/02/2024 HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY IF NOT IN COMPLIANCE. \$150 ADMINISTRATIVE COST.  AMENDED FINAL ORDER GIVEN UNTIL 08/06/2024 TO COMPLY OR TO APPEAR FOR HEARING ON 08/07/2024 IF NOT IN COMPLIANCE  AMENDED FINAL ORDER GIVEN UNTIL 09/03/2024 TO COMPLY OR TO APPEAR FOR HEARING ON 09/04/2024 IF NOT IN COMPLIANCE.  <b>COMPLIED PRIOR HEARING.</b>
2.2	<b>CASE 2024-059</b>	<b>OWNER(S):</b> SPASIC, ZORAN DELGADO SPASIC, YARA <b>ADDRESS:</b> 14571 MUSTANG TRL <b>FOLIO:</b> 5140 03 10 0010 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080 (A)</b> WORK WITHOUT PERMIT, WORKING ON PROPERTY WITHOUT APPROVAL OR PERMIT. EXTENDED	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 02/07/2024.  NOTICE OF HEARING ISSUED ON 04/16/2024 TO APPEAR ON 06/05/2024 FOR HEARING.

		WALL ON PROPERTY TO AT LEAST 8 FEET IN HEIGHT WITHOUT PERMIT OR APPROVAL.	<p>NOTICE OF HEARING ISSUED ON 06/20/2024 TO APPEAR ON 08/07/2024 FOR HEARING.</p> <p>FOUND IN VIOLATION: GIVEN UNTIL 09/03/2024 TO COMPLY OR TO APPEAR AT THE 09/04/2024 HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$250.00 A DAY IF NOT IN COMPLIANCE THEREAFTER. \$150 ADMINISTRATIVE COST.</p>
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**3. NEW CASES**

3.1	CASE 2024-071	<p><b>OWNER(S):</b> MARRACHE, URIEL <b>ADDRESS:</b> 14390 MUSTANG TRL <b>FOLIO:</b> 5140 03 01 0397 <b>VIOLATION(S):</b> <b>TSWR SEC.020-040(D)</b> IT SHALL BE THE RESPONSIBILITY OF ALL OWNERS OF PARCELS OF LAND TO MAINTAIN SUCH LANDS AND CONTIGUOUS SWALES FREE OF OVERGROWN GROUNDCOVER HEDGES AND GROUNDCOVER AND FREE OF ANY AND ALL ENCUMBRANCES</p>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 02/23/2024.</p> <p>NOTICE OF HEARING ISSUED ON 07/26/2024 TO APPEAR ON 09/04/2024 FOR HEARING.</p> <p><b>COMPLIED PRIOR HEARING.</b></p>
3.2	CASE 2024-179	<p><b>OWNER(S):</b> SIGLER,ANGELICA M <b>ADDRESS:</b> 5760 SW 188 AVE <b>FOLIO:</b> 5039 36 05 0110 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080 (A)</b> WORK WITHOUT PERMIT, FILLING ON PROPERTY WITHOUT APPROVAL OR PERMIT.</p>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 05/15/2024.</p> <p>NOTICE OF HEARING ISSUED ON 08/14/2024 TO APPEAR ON 09/04/2024 FOR HEARING.</p>
3.3	CASE 2024-189	<p><b>OWNER(S):</b> MONTENEGRO, ALBERTO DAVID <b>ADDRESS:</b> 17791 SW 46 ST <b>FOLIO:</b> 5040 30 00 0240 <b>VIOLATION(S):</b> <b>1)TSWR CODE SEC.045-030(C)(1)</b> ALL VEHICLES AND EQUIPMENT PARKED OR STORED MUST BE REGISTERED TO A PERMANENT, FULL-TIME RESIDENT OF THE PREMISES.  <b>2)TSWR CODE 045-030(C)(4)(a)</b> STORAGE OF COMMERCIAL VEHICLES EXCEEDING ONE(1).</p>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 05/21/2024.</p> <p>NOTICE OF HEARING ISSUED ON 07/29/2024 TO APPEAR ON 09/04/2024 FOR HEARING.</p>

**4. CITATIONS**

4.1	CASE 2024-079	<p><b>OWNER(S):</b> MGK INVESTMENT GROUP LLC <b>ADDRESS:</b> 6600 SW 188 AVE <b>FOLIO:</b> 5139 01 01 0012 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 7-3(A)</b> FALSE ALARMS IN EXCESS OF (2) TWO, SHALL BE DEEMED A PUBLIC NUISANCE.</p>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 03/11/2024</p> <p>- 1 FALSE ALARM ON 02/02/2024 - 2 FALSE ALARM ON 02/16/2024</p>
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4.2	<b>CASE 2024-129</b>	<p><b>OWNER(S):</b> IGLESIA CRISTIANA SENALES DE VIDA INC <b>ADDRESS:</b> 20850 GRIFFIN RD <b>FOLIO:</b> 5039 27 03 0010 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 7-3(A)</b> FALSE ALARMS IN EXCESS OF (2) TWO, SHALL BE DEEMED A PUBLIC NUISANCE.</p> <ul style="list-style-type: none"> <li>- 1 FALSE ALARM ON 03/02/2024</li> <li>- 2 FALSE ALARM ON 03/09/2024</li> <li>- 3 FALSE ALARM ON 06/12/2024</li> <li>- 4 FALSE ALARM ON 07/04/2024</li> </ul>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 04/01/2024</p> <ul style="list-style-type: none"> <li>- 1 FALSE ALARM ON 03/02/2024</li> <li>- 2 FALSE ALARM ON 03/09/2024</li> </ul> <p>CIVIL NOTICE OF VIOLAION ISSUED ON 08/05/2024</p> <ul style="list-style-type: none"> <li>- 3 FALSE ALARM ON 06/12/2024</li> </ul> <p>CIVIL NOTICE OF VIOLAION ISSUED ON 08/04/2024</p> <ul style="list-style-type: none"> <li>- 4 FALSE ALARM ON 07/04/2024</li> </ul>
4.3	<b>CASE 2024-253</b>	<p><b>OWNER(S):</b> M FAMILY INVESTMENT LLC <b>ADDRESS:</b> 14499 SUNSET LN <b>FOLIO:</b> 5140 03 01 0124 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 7-3(A)</b> FALSE ALARMS IN EXCESS OF (2) TWO, SHALL BE DEEMED A PUBLIC NUISANCE.</p> <ul style="list-style-type: none"> <li>- 1 FALSE ALARM ON 06/16/2024</li> <li>- 2 FALSE ALARM ON 06/20/2024</li> <li>- 3 FALSE ALARM ON 07/07/2024</li> <li>- 4 FALSE ALARM ON 07/08/2024</li> <li>- 5 FALSE ALARM ON 07/09/2024</li> </ul>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 08/04/2024</p> <ul style="list-style-type: none"> <li>- 1 FALSE ALARM ON 06/16/2024</li> <li>- 2 FALSE ALARM ON 06/20/2024</li> </ul> <p>CIVIL NOTICE OF VIOLAION ISSUED ON 08/05/2024</p> <ul style="list-style-type: none"> <li>- 3 FALSE ALARM ON 07/07/2024</li> </ul> <p>CIVIL NOTICE OF VIOLAION ISSUED ON 08/05/2024</p> <ul style="list-style-type: none"> <li>- 4 FALSE ALARM ON 07/08/2024</li> </ul>

			<p>CIVIL NOTICE OF VIOLAION ISSUED ON 08/04/2024</p> <p>- 5 FALSE ALARM ON 07/09/2024</p> <p><b>PAID PRIOR TO HEARING</b></p>
4.4	<b>CASE 2024-254</b>	<p><b>OWNER(S):</b> WILLIAMS,JOHN V &amp; ROSE A <b>ADDRESS:</b> 6011 SW 136 AVE <b>FOLIO:</b> 5140 03 01 0025 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 7-3(A)</b> FALSE ALARMS IN EXCESS OF (2) TWO, SHALL BE DEEMED A PUBLIC NUISANCE.</p> <p>- 1 FALSE ALARM ON 07/12/2024 - 2 FALSE ALARM ON 07/14/2024 - 3 FALSE ALARM ON 07/14/2024 - 4 FALSE ALARM ON 07/15/2024</p>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 08/04/2024</p> <p>- 1 FALSE ALARM ON 07/12/2024 - 2 FALSE ALARM ON 07/14/2024</p> <p>CIVIL NOTICE OF VIOLAION ISSUED ON 08/04/2024</p> <p>- 3 FALSE ALARM ON 07/14/2024</p> <p>CIVIL NOTICE OF VIOLAION ISSUED ON 08/04/2024</p> <p>- 4 FALSE ALARM ON 07/15/2024</p> <p><b>PAID PRIOR TO HEARING</b></p>
4.5	<b>CASE 2024-272</b>	<p><b>OWNER(S):</b> DOMINGUEZ, ROBERTO C PEREZ, KELLY <b>ADDRESS:</b> 13500 LURAY RD <b>FOLIO:</b> 5140 02 11 0010 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 7-3(A)</b> FALSE ALARMS IN EXCESS OF (2) TWO, SHALL BE DEEMED A PUBLIC NUISANCE.</p> <p>- 1 FALSE ALARM ON 06/17/2024 - 2 FALSE ALARM ON 06/19/2024 - 3 FALSE ALARM ON 06/19/2024</p>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 08/05/2024</p> <p>- 1 FALSE ALARM ON 06/17/2024 - 2 FALSE ALARM ON 06/19/2024</p> <p>CIVIL NOTICE OF VIOLAION ISSUED ON 08/05/2024</p> <p>- 3 FALSE ALARM ON 06/19/2024</p>

**5. RE-HEARINGS**

**6. FORECLOSURE REQUESTS**

**7. REPEAT VIOLATION**

7.1	<b>CASE 2023-345</b>	<p><b>OWNER(S):</b> JEAN-MARIE, SOREL PAUL, MARIE ANGE <b>ADDRESS:</b> 5130 SW 208 LN <b>FOLIO:</b> 5039 34 01 0015 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 045-030 (F)(4)</b> YARDS WHERE LIVESTOCK OR OTHER ANIMALS ARE ALLOWED ACCESS SHALL BE FENCED TO PREVENT THE ANIMALS FROM ACCESSING STREETS AND ADJACENT PROPERTIES.</p>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 08/16/2023.</p> <p>NOTICE OF HEARING ISSUED ON 08/28/2023 TO APPEAR ON 10/03/2023 FOR HEARING.</p> <p>FOUND IN VIOLATION; A FINE OF \$1,500.00 TO BE IMPOSED FOR ANY FUTURE VIOLATIONS. \$150.00 ADMINISTRATIVE COST.</p>
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ANY PERSON WISHING TO APPEAL ANY DECISION MADE AT THIS HEARING WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSES, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS MADE.

ANY PERSON REQUIRING AUXILIARY AIDES AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-434-0008 AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE MEETING TO REQUEST SUCH ACCOMMODATIONS. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).